

MCLUAC  
DRAFT Meeting Minutes  
May 31st, 2011

Board Attendees: John Gladder (JG), Nicolas Lee (NL), John Gillespie (Absent - Excused)  
Public Attendees: Riley McClelland (RM), Pat McClelland (PM), Eric Mulcahy (EM), An Fagre (AF),  
Catherine Richter (CR), Sandra Hylten (SH), Nomad Pendragon (NP), Susan Sullivan (SS), Eric Mucahly  
(EM)  
Flathead County Planning & Zoning Staff: Alex Hogle (AH)

7:15pm meeting called to order

AH introduced and summarized the staff report for the Sullivan Major Land Use request for Guest Cabins in the Middle Canyon district. The property is currently running as a B&B and the request is to allow two existing cabins on the property to be used as Guest Cabins as allowed as a Major Land Use in CALRUS.

JG asked if the road needs to be paved  
AH responded that CALRUS does not require internal access roads to be paved

NP asked where the stormwater will drain  
AH responded that the stormwater would drain to either the engineered catchment or to an existing natural basin on the property

RM asked when the cabins were originally built  
AH replied that the cabins were built post CALRUS and were technically in violation of zoning without a Major Land Use permit. The B&B on the property is currently permitted as a Minor Land Use but the cabins are not permitted to operate without a permit.

NL asked if the what the timeline for implementing the cabins  
EM responded that the first cabin was to be completed ASAP and the second brought online shortly thereafter.

There was general discussion about keeping garbage indoors due to bears.

RM commented that allowing the cabins sets a bad precedence for building first and asking for permission after the fact. JG and several other public attendees agreed with the observation, noting that it seemed to be a common problem.  
SS apologized for the zoning transgression and stated she did not intend to be in violation but was unaware of the specific regulations and is trying to rectify the situation.

NL commented that although the permits were not secured before building - which is bad practice - in this case the request seemed to be within the uses allowed in CALRUS.

NL made a motion to adopt the findings of fact and conditions in the staff report with the addition of requiring bear-safe garbage practices.

JG seconded the motion. The motion was passed by unanimous vote.  
Meeting adjourned at 8:10pm